



# MINUTES

## PLANNING COMMISSION MEETING

### January 20, 2015

*The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.*

#### PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

**COMMISSIONERS PRESENT:** Paul CIRCO, Chairman  
Adel DANKHA  
Luis HERNANDEZ  
Anthony SOTTILE

**COMMISSIONERS ABSENT:** Darrin MROZ

**STAFF PRESENT:** Anthony SHUTE, Planning Manager / Planning Commission Secretary  
Barbara LUCK, Assistant City Attorney  
Lorena CORDOVA, Associate Planner  
Eric CRAIG, Assistant Planner  
Patricia HAMILTON, Secretary

CIRCO explained the mission of the Planning Commission.

#### CONSENT CALENDAR

##### Planning Commission Minutes

Motion was made by SOTTILE, seconded by DANKHA, to adopt the minutes of the Planning Commission meeting of December 2, 2014; carried 4-0.

##### Forrester Creek Extension of Time

Motion was made by SOTTILE, seconded by DANKHA, approve the time extension for the Forrester Creek project; carried 4-0.

#### PUBLIC HEARING ITEMS

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Bostonia Wireless</b>
<b>Request:</b>	<b>New wireless telecommunications facility</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2193
<b>Location:</b>	1025 North Second Street
<b>Applicant:</b>	Verizon Wireless c/o M&M Telecom, Inc. (Lisa Mercurio); 858.248.2461

<b>Project Planner:</b>	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   February 10, 2015
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of Conditional Use Permit No. 2193, subject to conditions</li> </ol>

CRAIG summarized the agenda report in a PowerPoint presentation.

HERNANDEZ asked staff if additional landscaping could be provided and recommended the roof materials on the proposed tower match the existing structure.

SHUTE advised the landscaping was proposed along the exterior of the site and around the tower meets code and would not eliminate any parking spaces. Also, a condition could be added for the roof materials to match the existing structure.

CIRCO opened the public hearing and invited any speakers to the podium.

Edward SELLERS was in opposition of the proposed project. His main concern was the amount of radiation levels emitting from the site and the exposure of health issues to nearby residents.

CIRCO responded there is nothing conclusive to support high levels of radiation exposure. He suggested that the speaker go to the Verizon website or other carrier to review studies on the subject.

Christina SELLERS, provided the same comments as her husband.

Robert SPEARS requested staff to obtain a commitment from Verizon to shield residents in the area.

SHUTE advised that radiation levels are governed by the FCC, not the City.

Barbara LUCK added the El Cajon Municipal Code requires an annual disclosure from wireless carriers, including Verizon, and that they are in compliance with the FCC.

Lisa GOODMAN, Verizon representative, spoke next in support of the project. She said all requirements are governed by the FCC. In answer to HERNANDEZ, she advised that they could change the roof material to match the existing structures.

Motion was made by SOTTILE, seconded by DANKHA, to close the public hearing; carried 4-0.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order, with changes, recommending City Council approval of Conditional Use Permit No. 2193, with conditions; carried 4-0.

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Hallak Beer and Wine</b>
<b>Request:</b>	<b>On-sale beer and wine sales</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
Project Number(s):	Amendment of Conditional Use Permit No. 2129
Location:	101 West Washington Avenue

Applicant:	Hallak Properties (Ray Hallak);
Project Planner:	Lorena Cordova; 619.441.1539; <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a>
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 2129</li> </ol>

CORDOVA summarized the agenda report in a PowerPoint presentation.

CIRCO opened the public hearing and invited any speakers to the podium.

Dana STEVENS, representing CASA, spoke in opposition of the project. Objections involved the following:

- 1) Prohibit alcohol consumption in the outdoor dining area
- 2) All employees complete RBS training
- 3) No one under 21 years of age be permitted to sell alcohol
- 4) Proper supervision
- 5) No alcohol sales at drive-thru window
- 6) Signage stating no off-sale alcohol sales for consumption off premises
- 7) Receipts of alcohol sales not to exceed 25% of total gross sales

Ray HALLAK, applicant, spoke next. In response to issues raised by the prior speaker he offered the following:

- 1) All employees would go through the LEAD program
- 2) Large windows provide visibility to the outside dining area
- 3) Will not sell alcohol through the drive-thru window
- 4) No servers will be under 21 years of age
- 5) Management will be monitoring

HALLAK mentioned there are other restaurants in El Cajon that sell alcohol with the ability to stay open later than his 11:00 p.m. closing. He requested the Commissioners consider allowing sales to midnight.

SHUTE interjected if the Commissioners would like to extend the hours the Police Department should be consulted. The currently proposed operating hours for the restaurant were a recommendation from the Police.

HERNANDEZ suggested the Commissioners consider extending the hours upon approval from the Police Department, and if not approved, then would revert to the original closing hours proposed.

SOTTILE asked HALLAK if he was in agreement with the revised conditions of approval.

The following speakers were in support of the project: Michael Brown, Bruce Graves, Karin Kenyon, Alondra Sanchez, Matthew Murphy, David Carr, Cynthia Teahan, and Kelly Graves.

Lorenzo HIGLEY, from CASA, spoke last. He reiterated the same concerns as STEVENS.

HALLAK returned to the podium and stated The proposed conditions of approval were acceptable to him, but again requested the Commissioners consider the later closing time.

Motion was made by CIRCO, seconded by DANKHA, to close the public hearing; carried 4-0.

Motion was made by HERNANDEZ, seconded by CIRCO, to adopt the next resolution in order, with changes, approving Amendment of Conditional Use Permit No. 2129; carried 4-0.

**STAFF COMMUNICATIONS**

None

**ADJOURNMENT**

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:45 p.m. this 20th day of January until February 3, 2015, at 7:00 p.m.; carried 4-0.

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Paul CIRCO, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary